

# THE SQUARE LEATHERHEAD



FULLY FITTED  
PLUG AND PLAY  
FAST OCCUPANCY

Q4



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PICTURES

FULLY FITTED FIRST FLOOR OFFICES TOTTALLING **9,216 SQ FT** CAN BE COMBINED WITH THE REMAINDER OF THE FLOOR TO PROVIDE **15,349 SQ FT**

## THE SPECIFICATION INCLUDES

- A stunning grade A headquarter office building overlooking a central amenity square.
- Large efficient floor plate with VRF air conditioning, full access raised floors, metal ceilings and LED lighting.
- Fully fitted comprehensive kitchenette / break out area and separate tea point.
- 14 person board room.
- 25 person training room which can be subdivided.
- 4 x 6 person meeting rooms.
- 3 small meeting rooms.
- Open plan areas with 106 desks and chairs.
- Reception area with visitor seating.
- High quality WCs and shower.
- Low running costs.
- 35 car spaces.
- Cycle parking.

BREEAM  
Very Good / EPC 'A'

A STUNNING NEW BUSINESS ENVIRONMENT DESIGNED TO ENHANCE THE WORKING LIFESTYLE



## SITE PLAN



**The Square** is in an excellent location, a few minutes walk from the **Town Centre and Railway Station**, providing frequent services to **London, Guildford, Wimbledon and Clapham Junction**.



### BY ROAD

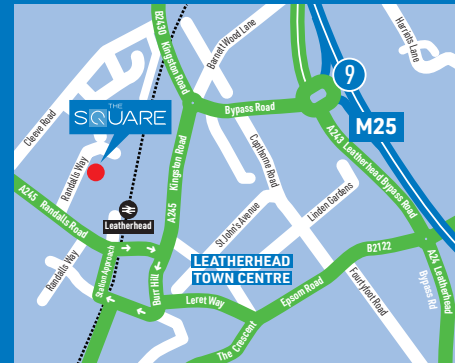
M25, Junction 9	2 miles
Leatherhead Town Centre	1.2 miles
Redhill	12 miles
Croydon	13 miles
London	20 miles
Guildford	16 miles
Gatwick	18 miles
Heathrow	23 miles
Staines	20 miles
Weybridge	10 miles

### BY RAIL

London Waterloo	44 minutes
London Victoria	48 minutes
Clapham Junction	32 minutes
Wimbledon	24 minutes
Epsom	8 minutes
Guildford	26 minutes

### SOURCE:

Road: michelin.com  
Rail: nationalrail.co.uk

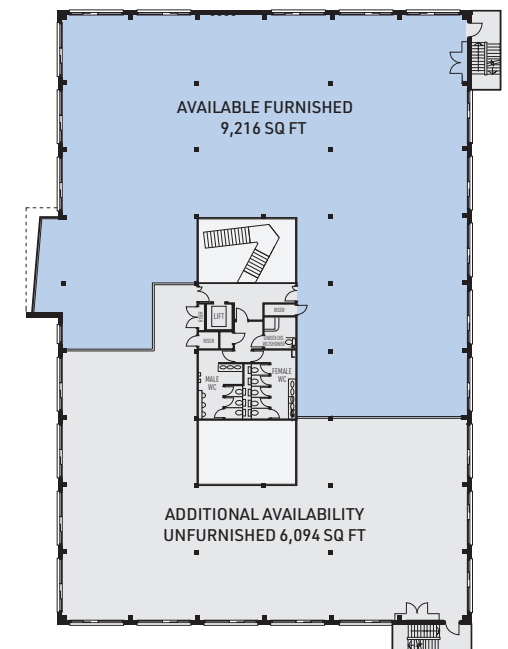


### SOME OF THE LOCAL OCCUPIERS:



## FIRST FLOOR

9,216 SQ FT / 856.2 SQ M  
15,349 SQ FT / 1426 SQ M



35 PARKING SPACES

33 Margaret Street  
London  
W1G 0JD

savills.co.uk

020 7499 8644



Stuart Chambers

stuart.chambers@savills.com

Flo Horner

florence.horner@savills.com

Michael Rogers

01737 230700

www.michaelrogers.co.uk

David Smith

david.smith@michaelrogers.co.uk

www.thesquare-leatherhead.com

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